

July 15, 2015

To: Planning Commission

From: Planning Department

RE: Report of Administrative Review Land Use Applications

The following report represents administrative review applications processed by the Planning Department staff since last reported June 18, 2015.

Applications **Approved** by the Planning Department:

File No.	Name/Description	Site	Applicant
DR-049-14	Oxford Suites Hotel: New construction of	North NW Amberwood	Edmund
	a proposed 237-room extended	Drive, south of NW	Wadeson, Oxford
Approved	stay/suite hotel, which also includes a	Cornell Road, east of NW	Hotel Group 541-
6/25/2015	2,320 square foot restaurant, 6,600 sq. ft.	Aloclek Drive and west of	749-1059
	of conference space, and fitness	NW John Olsen Avenue	
Site Plan and	facilities. Proposed site improvements	and Rock Creek;	
Elevations	include parking, landscaping, pedestrian	1N226D000800 and	
attached	and bicycle pathways that will link to	1N226DD01300	
	adjoining public sidewalks and the		
	proposed Rock Creek Trail. The project		
	will be developed in two phases, with 167		
	rooms, the approximately 114,403 sq. ft.		
	restaurant and fitness facilities will be		
	constructed in Phase 1. Phase 1 will be		
	built-out by 2017 and Phase 2 by 2020.		
SNRP-014-14	Oxford Suites Hotel: Permit requested	North NW Amberwood	Edmund
	for encroachment into the Significant	Drive, south of NW	Wadeson, Oxford
Approved	Natural Resources Overlay District for	Cornell Road, east of NW	Hotel Group, Inc.,
6/25/2015	development activity related to a	Aloclek Drive and west of	541-749-1059
	proposed hotel (Case File No. DR-049-	NW John Olsen Avenue	
	14). Specifically, the project would	and Rock Creek;	
	consist of a total of approximately 977	1N226D000800 and	
	sq. ft. of permanent encroachment into	1N226DD01300	
	the Impact Area for the significant		
	riparian upland wildlife habitat and		
	wetland resources. The applicant		
	proposes enhancement of 977 sq. ft. of		
	riparian upland resource and Impact		
	Area on the east side of the Rock Creek Trail which is located in an easement on		
	the subject site. The proposed enhancement consists of adding native		
	shrubs to create a multi-layer native plan		
	community.		

File No.	Name/Description	Site	Applicant
SUB-002-15 Approved 6/25/2015	Glen View: Preliminary plat approval for subdivision of one parcel into eight lots which total approximately 1.02 acres in size. The applicant proposes creation of a single family residential subdivision consisting of 3 new detached homes and 4 new attached homes. There is an existing detached home on Lot 6 of the proposed subdivision that will remain. The proposed development includes sidewalk and street improvements, and new public services and utilities.	1231 N 1 st Avenue, 1N231BB02200	Dave Kady, Performance Homes, LLC, 503- 515-7615
	_		
DR-030-15 Approved 6/29/2015	Shango MMD: Development review approval to allow a medical marijuana dispensary on a site approximately 0.44 acres in size. There is an existing building on the site that is currently being used as a car sales lot. The applicant is proposing to convert a portion of the sales lot into a medical marijuana dispensary.	1775 SE Tualatin Valley Hwy, 1S205CD01500	Adrian Perte, M&M LLC 503- 956-3443
DD 000 45		2740 NE C II A	C. N. D C
DR-032-15 Approved 6/30/2015	Hillsboro Taxilane "L": Development review approval for a proposed new Taxilane extension "L" to support a recently approved Hillsboro Aviation Hanger (Case File No. Development Review 019-15) and to connect the parking apron along Taxiway "D". The new Taxiway "L" will be graded and paved with asphalt to serve as a connection for aircraft between the new hanger and Taxiway D. The Taxilane is approximately 700 feet in length, 35 feet wide, with 15 foot paved shoulders on each side. Other associated improvements include grading, drainage, taxiway edge marking, lighting, and signage. Approximately 1.76 acres of new impervious area will be constructed with the new Taxilane.	3740 NE Sewell Ave, 1N228BB00400, 1N228BB00500	Steve Nagy, Port of Portland 503-415- 6119

File No.	Name/Description	Site	Applicant
File No. MOD-003-15 Approved 6/30/2015	AmberGlen Business Center: Modification to the active 1992 AmberGlen Business Center planned unit development (Case File No. Planned Unit Development 001-92) to bring the subject site into conformance with the adopted AmberGlen Community Plan in preparation for development activity. The applicant has submitted two concurrent development applications which will be noticed and processed separately. Case File No. Minor Land Partition 003-15 is for a two lot partition	Site 20150 NW Amberglen Ct.; 1N236BB00700	Applicant Don Sowieja, Myhre Group Architects 503- 236-7500
	and Case File No. Development Review 021-15 has been submitted for a 276 unit apartment complex.		

MOD-004-15 AmberGlen Business Center: Modification to the active 1992 AmberGlen Business Center planned unit development (Case File No. Planned Unit Development 001-92) to bring the subject site into conformance with the adopted AmberGlen Community Plan in preparation for development of a new 5-story, 136-room hotel (Case File No. Development Review 028-15). DR-035-15 Fred Meyer #143 ClickList Program: Proposed site improvements related to the installation of a ClickList Shopping Portal at the Tualatin Valley Highway Fred Meyer location. The ClickList program is a complete online grocery shopping process including ordering, packaging and pickup/loading service. Improvements include detached island, modification of store fascia and a dedicated, remodeled stockroom area, and modification to the number of existing parking stalls.	File No.	Name/Description	Site	Applicant
Proposed site improvements related to the installation of a ClickList Shopping Portal at the Tualatin Valley Highway Fred Meyer location. The ClickList program is a complete online grocery shopping process including ordering, packaging and pickup/loading service. Improvements include detached island, modification of store fascia and a dedicated, remodeled stockroom area, and modification to the number of	MOD-004-15	Modification to the active 1992 AmberGlen Business Center planned unit development (Case File No. Planned Unit Development 001-92) to bring the subject site into conformance with the adopted AmberGlen Community Plan in preparation for development of a new 5-story, 136-room hotel (Case File No.		Hillsboro Hotel Owners. LLC (801)
	DR-035-15	Proposed site improvements related to the installation of a ClickList Shopping Portal at the Tualatin Valley Highway Fred Meyer location. The ClickList program is a complete online grocery shopping process including ordering, packaging and pickup/loading service. Improvements include detached island, modification of store fascia and a dedicated, remodeled stockroom area, and modification to the number of	· ·	Barghausen Consulting

File No.	Name/Description	Site	Applicant
DR-036-15	Fred Meyer #661 ClickList Program: Proposed site improvements related to the installation of a ClickList Shopping Portal at the NW Imbrie Drive Fred Meyer location. The ClickList program is a complete online grocery shopping process including ordering, packaging and pickup/loading service. Improvements include an attached facility located on the NW facade of the store, modification of store fascia for the addition of a dedicated doorway to the stockroom and modification to the number of existing parking stalls.	22075 NW Imbrie Dr. Ste B; 1N223CC00200, 1N2230000912, 1N223CD00200	Robert McNeill, Barghausen Consulting Engineers, Inc.
DR-027-15	Reser's Fine Foods Fuel Station Canopy: Construction of a fuel station canopy located on the west side of a property approximately 30.02 acres in size. The proposed canopy will be placed behind an existing production facility and will not be visible from NW Century Boulevard. The fuel station is available for commercial distribution trucks and is covered and lit by LED lighting.	6999 NW Century Blvd.; 1N215DA00100	Jessica Lucas, CIDA, Inc. 503- 226-1285
DR-031-15	Johnson Street Townhomes: Development review approval for six new single family attached townhouse units in the MFR-2 Multi-family Residential zone. The proposed development would include three two-dwelling buildings on six existing parcels. The applicant requests approval of a minor adjustment to include a 10% reduction to the required minimum front setback of 18' to the garage door, 4'-6" for side yards and 9' for the rear yard.	SE Johnson Street and SE 73 rd Avenue; 1S210AD18400, 1S210AD18500, 1S210AD18600, 1S210AD18700, 1S210AD18800, 1S210AD18900	John Marquardt, LandmarQ Consulting Group, 360-901-2299

DR-033-15 Carried over from previous report	Tanasbourne Corner Bakery: Development review approval for construction of facilities to support the operation of a new bakery to be located within an existing building at the Streets of Tanasbourne retail mall. The project includes the addition of an approximately 384 square foot trash enclosure to be located adjacent to the building, fronting NW Stucki Avenue, and improvement of utility lines. This addition will require removal of two existing parking spaces.	19325 NW Emma Way; 1N225DC01800	Jonae Waldroop, Jones Lang LaSalle Americas, Inc. 503-533-8015
DR-014-15 Carried over from previous report	Tyree Single Family House: Development review approval for construction of a new one-story, 2,222 square foot, Craftsman-style single family house in the Station Community Residential – Orenco Townsite Conservation SCR-OTC zone. The existing house is proposed to be demolished.	995 NW 230TH AVE, 1N234AC01300	Nicholas Tyree, 503-560-5068
DR-025-15 Carried over from previous report	AgriServ MMD: Development review approval to allow a medical marijuana dispensary on a site approximately 0.48 acres in size. There is an existing office building on the site that is currently vacant. The applicant proposes to convert the existing office building into a medical marijuana dispensary. Section 12.40.194.C.5.c of the Community Development Code (CDC) states that a dispensary shall not be located within 1,000 square feet of a public plaza or active use park. Since a portion of the property is inside this buffer area, the applicant has also submitted an application for a Planning Director's Interpretation (Case File No. Interpretation 002-15) to allow the dispensary at this location, despite the partial intrusion of the property and building into the 1,000 square foot buffer zone.	1234 SW Baseline St, 1S301BA00200	Robert H. Blake, III, AgriServ Enterprises, LLC 828-310-9333

DR-028-15 Carried over from previous report	AmberGlen Aloft Hotel: Development review approval for a new 5-story, 136-room hotel to be located at the NW corner of NW Amberglen Parkway and NW Compton Drive within the AmberGlen Community Plan Area. Site improvements include parking, landscaping and utility connections. The proposed hotel will take access from NW Amberglen Court via NW Amberglen Parkway.	20075 NW Amberglen Ct, 1N236BB01000	Brett Gilbert, Widewaters Group, 315-558- 3866
DR-029-15 Carried over from previous report	Fred Meyer Fuel Center Expansion: Expansion of an existing fueling center to include two new multi-product pumps to provide four new vehicle fueling positions. The existing detached cashier's kiosk is proposed to be removed and the existing convenience store is to be remodeled. Proposed site improvements include reconfiguration of existing parking lot drive aisles and landscaping.	6305 SE Tualatin Valley Hwy, 1S210AC03700, 1S210AC03800	Robert McNeill, Barghausen Consulting Engineers 425-251-6222
SUB-003-15 Carried over from previous report	Lois Gardens: Preliminary subdivision plat on one property approximately 1.20 acres in size. The applicant proposes creation of a 6-lot single family residential detached subdivision with a new interior public street connecting to SE Lois Street. The proposed lots range in size from 7,086 square feet to 8,231 square feet with an average lot size of 7,245 square feet.	6092 SE Lois St, 1S203CA16600	King Phelps, Emerio Design 503-515-6052

SNRP-003-15	Offinga Hollow: Permit requested for	3515 and 3155 NW 313 th	Ryan O'Brien,
	encroachment into the Significant	Avenue; 1N325AC00900	Emerio Design,
Carried over	Natural Resources Overlay District for	and 1N325AB01700	503-780-4061
from previous	development activity related to a		
report	proposed 6-lot single family residential		
	development (Case File No. Planned Unit		
	Development 002-14). Specifically, the		
	project would consist of a total of		
	approximately 3,799 square feet of		
	permanent encroachment into the		
	Impact Area for the significant wetland		
	resource. In addition, there will be 2,682		
	square feet of temporary encroachment		
	in the Impact Area, which will be		
	restored. The project would use the		
	remaining outer 25 feet of the Impact		
	Area as open space for the proposed		
	development. The applicant proposes		
	mitigation by enhancing 3,799 square		
	feet of the Impact Area by planting native		
	shrubs and herbaceous plantings.		
DR-020-15	Kalyan Hospitality: Construction of a	19720 NW Tanasbourne	Jerry Mitchell,
	proposed 140-room executive suites /	Drive, Ste 200,	True Adams
Carried over	extended stay hotel with a restaurant	1N225BD00400,	Company 541-
from previous	and conference center. The proposed	1N225BD00300	480-4058
report	five-story building would be		
	approximately 103,713 square feet in		
	size. Site improvements would include		
	associated parking, landscaping and		
	pedestrian connections to existing		
	sidewalks. Access would be taken from		
	NW Tanasbourne Drive. Submitted in		
	conjunction with Case File No. Planned		
	Unit Development 003-15.		

File No.	Name/Description	Site	Applicant
DR-016-15 Carried over from previous report	AmberGlen West Phase 2: Modifications to a previously approved Development Review (Case File No. DR-031-14) for the AmberGlen West Apartments. The proposed modifications will revise plans for development of Blocks C and D of the multi-family residential project, increasing the total number of units from 358 to 396 units. No changes to the building footprints are proposed, however the applicant has proposed minor changes to the building elevations associated with the increase in units, and a change to the site plan to include the addition of carport structures for over 81 parking spaces within Blocks C and D, which were previously planned to be uncovered spaces.	20685 NW Wilkins St, 1N236BC01300	Jerry Offer, OTAK, Inc., OTAK, Inc. 503-415-2330
DR-044-14 Carried over from previous report	Topgolf Recreation Facility: Construction of a 64,462 sq. ft. golf entertainment complex in the M-P Zone. The commercial recreation facility will include a driving range, indoor games, full-service restaurant and event space for corporate and private events.	1N2220000200; North of NW Huffman Street, south of Sunset Highway (US-26) and east of NW Brookwood Parkway.	Suzannah Stanley, Mackenzie, 1515 SE Water Ave 503- 224-9560
DR-004-15 Carried forward from previous report	Royal Moore Toyota: Redevelopment of the Royal Moore Toyota car dealership. The proposed construction includes a new commercial automotive sales and service building, and associated landscaping, parking and infrastructure improvements. The new building will include a larger showroom and public waiting area and expanded service capacity. The site includes four existing buildings and a parking lot which will be demolished and removed.	1415 SE River Road; 1S205CC00101, 1S205CC00103, 1S205CC00200, 1S205CB04900	Alex Karel, LRS Architects, 503- 265-1503

File No.	Name/Description	Site	Applicant
SNRP-002-15	Orenco Woods Crossing Nature Park:	22180 NW Birch St;	Laurie DeVos, City
	Permit requested for encroachment into	1N2350008300 and	of Hillsboro, Parks
Carried over	the Significant Natural Resources Overlay	1N235CB08200	and Recreation
from previous	District for development activity related		503-615-6508
report	to the proposed park improvements in		
	the northwest portion of the Orenco		
	Woods Crossing site. Specifically, the		
	project would consist of a total of		
	approximately 0.07 acres of permanent		
	encroachment into the onsite Level 3		
	Significant Natural Resource area for the		
	proposed park elements including paths,		
	bridges and an environmental learning		
	station. In addition, the applicant		
	proposes approximately 0.38 acres of		
	permanent encroachment into the		
	adjoining Impact Area. The applicant		
	also proposes mitigation consisting of		
	approximately 1.14 acres of on-site		
	enhancement to existing Level 3		
	resources. Submitted in conjunction with		
	Case File No. Conditional Use 001-15 and		
	Case File No. Development Review-012-		
	15).		

Attached is the June 2015 Building permits report for your information.

If you have any questions, please contact Dan Dias at (503) 681-6179.

Key to Acronyms:

DR = Development Review

MOD = Modification

SUB = Subdivision

SNRP = Significant Natural Resource Permit





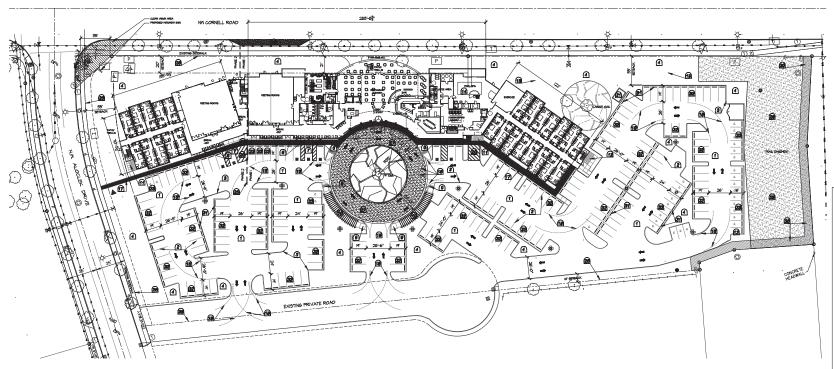
150 East Main Street, Fourth Floor, Hillsboro, Oregon 97123-3963
Phone 503-681-6144|Fax 503-681-6469
Building Dept@hillsboro-oregon.gov

Inspection Request Line (503) 681-6244

VALUATION YEAR TO DATE

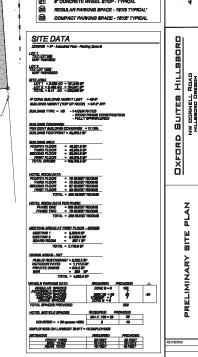
Reporting Period: June 2015

Type Of Construction	Current Month Fiscal		iscal Year To Date			
	Units	Permit	Valuation	Units	Permits	Valuation
SINGLE FAMILY	16	16	\$4,913,446	199	197	\$52,158,611
DUPLEX	0	0	\$0	2	1	407,222
MULTI-FAMILY	20	1	\$2,630,678	380	5	\$54,042,937
RESIDENTIAL REMODEL/REPAIR		23	\$808,759		194	\$3,904,975
COMMERCIAL		2	\$9,126,940		18	\$68,115,273
COMMERCIAL REMODEL/REPAIR		24	\$28,970,430		234	\$105,077,467
INDUSTRIAL		0	\$0		2	\$105,249,195
INDUSTRIAL REMODEL/REPAIR		24	\$2,604,452		156	\$122,306,627
PUBLIC BUILDINGS		1	\$623,092		18	\$1,738,761
MANUFACTURED HOMES		0	\$0		3	\$109,899.0
SCHOOL NEW AND REMODEL		0	\$0		13	\$559,188
CHURCH NEW AND REMODEL		1	\$25,000		8	\$123,900
TOTAL	36	144	\$51,399,191	581	1433	\$546,573,357



Schematic Architectural Site Plan

8GALE: 1" = 30'-0"



SITE KEYNOTES

<u>@</u>

(B) NOT USED ADA ACCESSIBLE PA

7 ADA SIDEWALK RAMP ■ NOT USED ADA CURB RAMP

TRELLIS WITH PLANTING BICYCLE PARKING COVERED BICYCLE PAR -typical Inverted U format

POOL + SPA
PEOLESTRIAN PATH TO ROCK CREEK TRAIL

€ CONCRETE BIDEWALK

EMERGENCY EQUIPMENT TURNING RADII ACCESSIBLE PATH OF TRAVEL TO THE PUBLIC WAY LOADING ZONE

GENERATOR ENGLOSUR TRANSFORMER HIGH EFFICIENCY/ FUEL EFFICI VEHICLE PARKING SPACES (S)

ELECTRIC VEHICLE CHARGING STATIO CONSTRUCTION PHASE LINE

PROPERTYLINE CONCRETE PAVING PROPOSED TRIMET STOP
- size & footion Lb.d.
ROCK CREEK TRAIL EASEMENT
- to be landscaped

FORTING 10' POWER COMPANY FARELIEN 6" CONCRETE WHEEL STOP - TYPICAL

DATE: Oct 17 2014

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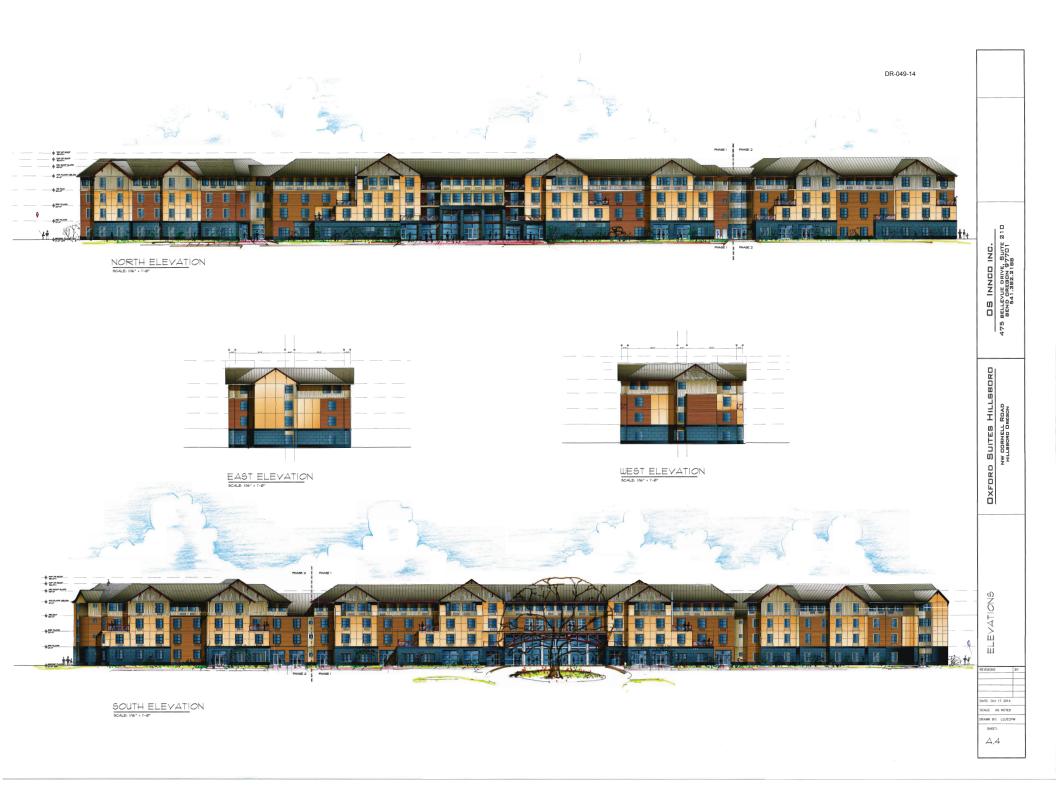
3 1 1

BELLEVUE DRIVE, SUITE 210 BEND DREGON 97701 641,382,2188

OS INNCO INC.

SCALE: AS NOTED DRAWN BY: LO/ECPW

A1.0



SHEET: A4.1

